



**The Corporation of the Township of
Guelph/Eramosa
Committee of Adjustment
- Decision -**

APPLICATION FILE NO: **A14-22 – BELO**
PROPERTY LOCATION: **118 ALMA STREET, ROCKWOOD**
 PLAN 150 BLK B LOT 19 PT; LOTS 15 AND 16
 Township of Guelph/Eramosa

ROLL NO. **23-11-000-002-12900**

PURPOSE OF APPLICATION:

1. Relief from section 4.2.4 to permit a maximum ground floor area of 11% of the total lot area for a lot in a Commercial Zone, whereas a maximum of 5% is permitted; and
 2. Relief from section 4.2.5 to permit a height of 5.12 m for a proposed accessory building, whereas a maximum height of 4.7 m is permitted.

We, the undersigned, in making the decision upon this application, have considered:

1. whether the variance requested was minor; and
2. whether the variance requested was desirable for the appropriate development and use of the land; and
3. whether the general intent and purpose of the official plan will be maintained; and
4. whether the general intent and purpose of the zoning by-law will be maintained; or
5. whether this application has met the requirements of section 45(2) of the Planning Act (*in the case of a change in a use of property which is lawfully non-conforming under the by-law*);

The request is hereby (✓) Approved () Refused () Held Over, subject to the following condition(s):

- CONDITION(S):**

 1. *That a grading plan, prepared to the satisfaction of the Township, be approved and that the applicant is responsible for any costs associated within the review and approval of the grading plan.*
 2. *That site plan approval be obtained from the Township.*

DocuSigned by:

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Eric Freeman, Member

DocuSigned by:

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Ken McNab, Member

Not in attendance

Melanie Flake, Member

DATED this 26th day of October 2022

DocuSigned by:

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Amanda Roger, Secretary-Treasurer

You are notified that under Subsection 45(12) of the Planning Act, R.S.O. 1990, you may appeal to the Local Planning Appeal Tribunal against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by the appropriate fee as required by the Local Planning Appeal Tribunal.

A notice of appeal must be received by the Committee no later than 4:30 p.m. on **Tuesday, November 15th, 2022.**

Send notice of appeal to:

Amanda Roger
Secretary-Treasurer, Committee of Adjustment
Township of Guelph/Eramosa
P.O. Box 700
Rockwood, ON N0B 2K0 Fax (519) 856-2240